

**MANSFIELD DOWNTOWN PARTNERSHIP
BUSINESS DEVELOPMENT AND RETENTION COMMITTEE
September 28, 2015
5:00 PM
Mansfield Downtown Partnership Office
23 Royce Circle**

MINUTES

Present: Steve Rogers (Chair), Curt Hirsch, Paul McCarthy, Rene Schein

Staff: Cynthia van Zelm

1. Call to Order

Chair Steve Rogers called the meeting to order at 5:12 pm.

2. Public Comment

There was no public comment.

3. Approval of Minutes from October 9, 2014, January 7, 2015, March 12, 2015, and June 10, 2015

Curt Hirsch noted that the October 9, 2014 and January 7, 2015 minutes had already been approved.

Curt Hirsch made a motion to approve the minutes from March 12, 2015. Rene Schein seconded the motion. The motion was approved.

Ms. Schein made a motion to approve the minutes from June 10, 2015. Mr. Hirsch seconded the motion. The motion was approved.

4. Recommendation of Cherie Poirier to the Business Development and Retention Committee

Ms. van Zelm said she recently learned that Cherie Poirier is no longer with the Windham Chamber of Commerce so would not a candidate for a position on the Committee.

5. Business Concerns/Questions

Mr. Rogers said he continues to occasionally see delivery vehicles behind 1 Dog Lane parking for an extended period of time.

Ms. van Zelm said she is continuing to work with a parking staff team that includes LeylandAlliance who is in charge of managing parking and LAZ Parking who enforces most of the parking downtown, as well as the Town's Parking Steering Committee. With the new buildings open there had been issues with Oaks residents initially not parking above the 2nd gate, leaving very little parking for customers. That issue has been solved but there continue to be some issues with people parking in the wrong spots, etc. on the streets and parking lots.

Ms. Schein said she continues to see students parking in the Dog Lane lot.

Ms. van Zelm said there are people on the Oaks waiting list for parking. Mr. Rogers suggested that EdR or Leyland may want to talk to UConn about renting spaces in some of the faraway lots to address this issue.

Ms. Schein said the increase in property taxes continues to be a concern for businesses. The Committee also talked about the need for businesses to have an itemized list of what the Common Area Maintenance and property management fee cover from property manager The Wilder Companies.

Paul McCarthy left the meeting at 5:50 pm.

Ms. van Zelm said she had put up signs on Dog Lane and Royce Circle to point visitors in the direction of the other shops on those roads in response to some concerns by businesses that some visitors to downtown do not realize where they are located.

6. Update on Tenanting and Ideas for future Businesses

Ms. van Zelm pointed out on a map the location of future businesses coming into Phase 2 of Storrs Center.

7. Future Committee Goals/Initiatives

Ms. van Zelm said the Board was undertaking an organizational strategic planning process which will look at the Board and committee structure. Mr. Rogers confirmed that the Partnership is moving toward management of the downtown and will not be planning other areas in town for economic development, unless asked to assist.

Ms. Schein said she believes that the Committee is important, and noted the importance of retaining the businesses in downtown.

Ms. Schein suggested making a concerted effort to reach out to the new businesses. Mr. Rogers agreed that the Committee should visit the new businesses coming into Phase 2.

Ms. Schein suggested an event to bring all the businesses downtown together/it would be a meet and greet type event.

The Committee agreed this was a good idea and suggested hosting a gathering in 2016. It may make sense to wait until most of the businesses are open. Mr. Rogers said an initial visit to a new business may be a way to start, and the businesses could be asked if they would like to meet informally.

8. Adjourn

The meeting adjourned at 6:25 pm.

Minutes taken by Cynthia van Zelm.